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BUILDING HOPE

Scott Homes/Carver Homes Return Policy

On September 6, 2005, former Scott Homes and Carver Homes residents were given the opportunity to review and comment upon the revised draft of the return policy for the future HOPE VI Scott/Carver community. The meeting was attended by approximately 50 people.

The evening meeting, held in the MDHA boardroom, was moderated by **Paul Perdue**, project executive, H.J. Russell & Company, the program manager for the HOPE VI project. Perdue explained that the return policy is required by the federal government under the HOPE VI program to govern the process of helping relocated individuals to return to the development once the revitalization is completed. Under this policy, housing authorities are required to give residents who wish to return to the area first priority to the new



(Above left) former Scott Homes/Carver Homes residents listen during the meeting. (Above right) H. J. Russell's Paul Perdue explains the revisions made to the policy.



units.

During the meeting, Perdue stated that public input from residents living in the Scott Homes/Carver Homes communities was one reason that the number of public housing units has doubled, allowing more individuals the opportunity to return to the new community.

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Groundbreaking for Dupuis Pointe Homes



(L to R) Arden Shank, executive director, Neighborhood Housing Services; Emilio Fernandez-Iglesias, Citibank and GMN, Inc. board member; MDHA Director Alphonso K. Brewster; new homeowner Veronica Coleman and her daughters Bianca Price, 7 and Ashley Coleman, 13; Commissioner Dorin D. Rolle, District 2; City of Miami Councilman Jacques Despinosse; and GMN President Agustin Dominguez; break ground during a ceremony held June 24.

Miami-Dade District 2 Commissioner **Dorin D. Rolle**, MDHA Director **Alphonso K. Brewster** and **Augustin Dominguez**, President, Greater Miami Neighborhoods (GMN) joined community leaders and future homeowners at the ceremonial groundbreaking for Dupuis Pointe Homes, which was held June 24. The new development will provide 27 affordable single family homes for working families living in the Brownsville/Liberty City community.

Dupuis Pointe is being developed by GMN, an experienced developer of affordable housing. It is located on the former site of Dupuis Farms at NW 31 Avenue and 64 Street, just a short distance from the Dr. Martin Luther King Jr. Plaza Metrorail station.

The new community will consist of nine three-bedroom/two-bath homes and 18 four-bedroom/two-bath homes and will include such amenities as custom-designed kitchens, ceramic and tile

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Miami-Dade Assistant County Attorney **Terrence A. Smith** discussed the changes under the Americans with Disabilities (ADA) Act. Smith explained that MDHA was required by the federal government to give equal access opportunities to people with disabilities who live in the County's public housing developments.

Under the updated policy, former Scott/Carver residents who wish to return must show that they lived in Scott Homes or Carver Homes as of September 16, 1999. They must have good standing with MDHA and must request a transfer to the new Scott/Carver communities.

Residents will be placed on the transfer list for the category of homes they have requested and may request placement on more than one list. Residents may gain priority on the list based upon employment and FSS participation. Applicants on the County list, other MDHA public housing or Section 8 residents and residents who live in or are employed in the surrounding target area, will be given priority in descending order.

Residents denied housing because of failure to meet the criteria set in these guidelines will be given an opportunity to appeal the denial. This policy was developed by MDHA with assistance from the certified list of residents living in the Scott Homes/Carver Homes communities and approved by USHUD. When finalized, copies of the return policy will be provided to all certified residents.

Significant changes made to the policy:

- ⇒ The first change incorporates provisions for the Voluntary Compliance Agreement recently executed between the County and the U.S. Department of Housing and Urban Development (HUD) pertaining to the rights of disabled residents to live in accessible units in the new development.
- ⇒ Second, rent-to-own units were eliminated because of a lack of available funds to finance construction. Under the new policy, these units were added to the public housing units, increasing their number to 160. The remaining units will be marketed as affordable homes. Approximately 70 percent of Scott/Carver relocated households participate in the Section 8 program which now gives access to homeownership opportunities.
- ⇒ Finally, the priority that was being given to members of the mobility pool pertaining to rent-to-own and homeownership has been eliminated.

Former Carver resident breaks ground for new home

On August 18, 2005, Miami Dream Homes Investments Inc. began to make a homeownership dream a reality as ground was broken for a four bedroom/three bath house on the corner of NW 16 Avenue and NW 63 Street in the Model City area.

On hand was the future homeowner, **Delores Jackson**, a 17-year former resident of Carver Homes. "It feels really exciting; it's just very good," said an emotional Jackson, a paraprofessional at Parkview Elementary School for the past 13 years.

Two of her sons were present during the groundbreaking and were equally delighted. "This is just awesome, to have a home where I can come and go as I please," said son, **Raymond**. Her other son, **Reggie**, agreed saying, "This is a new beginning for her. Everyone deserves a second chance to make a better life for themselves and their kids."

Her accomplishments were lauded by City of Miami Mayor **Manny Diaz**, Miami City Manager **Joe Arriola**, and City of Miami District 5 Commissioner **Jeffery Allen**. Mayor Diaz stated: "This is a win-win situation for us. We are giving this individual a 'piece of the rock.'"

T. Willard Fair, president/CEO of the Urban League of Greater Miami, introduced the Jackson family and also lauded Delores Jackson's accomplishment.

"This is a great day because we are celebrating a promise fulfilled. We celebrate your commitment to the future of this neighborhood," Fair said. "Jackson represents the 70 percent of households headed by a female who live in this community. She's here today because she believed, in spite of the past, that it was going to happen. She came to every home-



(L-R) MDHA's Cyrus McArthur, Reggie Jackson, Miami City Manager Joe Arriola, new homeowner Delores Jackson, and City of Miami Mayor Manny Diaz, break ground on her new home.

buyers meeting and has that zeal and grit for going beyond the call of duty and commitment. Jackson is a beacon of light in the community because others can look at her and say if she can do it, in spite of everything, it can be done."

Jackson's two-story home will have a barrel tile roof, one-car garage, covered entry, 9 ft. ceilings, and a master bedroom suite. The developers plan on constructing 18 townhomes and 18 condominiums at a separate site within the same area.

HOPE VI Infrastructure Update

The plans for the new Scott Homes and Carver Homes communities continue to take shape and architectural plans and renderings are expected to be unveiled shortly for the 411 housing units. There will be 126 Single Family Homes, including the 5 Habitat for Humanity homes; 160 Public Housing townhomes; and 125 non-Public Housing townhomes.



In Sector I, the land was cleared for construction. Site work began on August 11, 2005 and includes trenching and laying of the drainage systems as well as installation of water and sewer systems, underground electrical, paving, phone, and cable TV systems, site lighting, sidewalks, traffic signage and striping. The work is expected to be completed in seven to eight months.

Construction on the first lots in Sector I and demolition of the structures in Sectors II and III is expected to begin within the next few months.

Three workers from the Community Workforce Pool have been hired to perform site work consisting of tree removal



(L-R) AHAB Chair Luis Rabell; MDHA Director Alphonso K. Brewster; Angel Izquierdo, Star Paving Corp.; Reza Djahanshahi, VP of Florida Construction and Engineering, Inc.; Commissioner Dorrin D. Rolle; Jose Cintron, U.S. HUD; and Joseph L. Falk, AHAB board member, at ceremonial groundbreaking for site work for first 53 homes in Sector 1 of Scott

and demolition in this sector. The site workers hired are former Scott/Carver residents.

"It's a great day because we are breaking ground and starting the site work for the HOPE VI redevelopment of Scott/Carver," said Commissioner **Dorrin D. Rolle**.

HOPE VI-Habitat homes under construction

Ground was broken in January for the first homes that Habitat for Humanity will construct in the HOPE VI community. Miami-Dade County District 2 Commissioner **Dorrin D. Rolle** and MDHA Director **Alphonso K. Brewster** were joined by other dignitaries including Habitat for Humanity of Greater Miami President **Cathy McCann** and **Paul Perdue**, project executive, H.J. Russell & Company as well as MDHA staff and the new homeowners.

"McCann was pleased to be able to help residents return to homes in their former neighborhood. "It is an exciting day when we can celebrate a groundbreaking because it symbolizes how everyone in the community has pulled together to make this possible.

We're at the birthing stage," Commissioner Rolle said. "I like to look at the first stage as a birthing stage where we made sure that the residents were comfortable with what we were bringing back to this community."

One of five homes to be built will belong to **Mattie Lawton**, 62, who is raising her granddaughter and three great-grandchildren. Lawton, who lived in Scott Homes for 37 years, could hardly contain her emotions during the ceremony.



Above: Work on the five homes continue with an expected completion date by the end of the year. Left: Mattie Lawton takes a short break from working on her house.



"I just enjoy being here because I know people in the area and it's not like I'm going to a strange place," she said. Lawton was one of three new homeowners who spoke during the event.

Construction recently began on these homes and is expected to be completed by the end of the year.



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floors. The homes are built for families earning up to 80 percent of the area's median income and are constructed as part of the County's Infill Housing program, which revitalizes communities by recycling abandoned lots into affordable housing.

Commissioner Rolle expressed his pleasure at seeing new homes that will hopefully provide employment opportunities to area residents. "I'm glad to see that developers are coming into the community and providing homeownership opportunities for people who work," he said.

Brewster agreed. "We'll continue to expand homeownership opportunities for first-time homebuyers, particularly families formerly from Scott Homes and Carver Homes who want to

remain in the community," he said.

Veronica Coleman, a mother of two daughters aged 13 and 7, is one of the homeowners who will be moving into Dupuis Pointe. "I'm happy and excited, and I can't wait for the first brick to be laid," she said.

According to GMN, eleven homes have been sold for \$138,900 to \$145,000. Once construction reaches the midway point, prices for the remaining 16 homes will be determined. Dominguez said some homes would be targeted for qualified Section 8 voucher holders as well as County employees.

Dupuis Pointe Homes is partially funded by the County's Surtax Program.

Community & Supportive Services Update

Residents in the HOPE VI community are moving towards self-sufficiency with the assistance of the Community and Supportive Services (CSS) component that helps residents reach self-sufficiency in areas such as employment, homeownership, Section 3, and business development.

When CSS-related activities began, there were 1,236 adults over the age of 18 that were living in Scott Homes and Carver Homes. As of June 30, 2005, about 597 former residents had signed up for CSS services under the guidance of a case manager, 347 of these have found jobs, and 251 have remained employed for more than six months.

One of these individuals is **Terrence Hill**, a former Scott resident, who works as a semi-skilled laborer with the BG Group, the demolition contractor at the Scott/Carver site. Hill works multiple sites, including Scott Homes, Miami International Airport, and the Palm Beach International Airport and hopes to continue his education at

Florida International University where he plans to study Business Administration.

"This has opened up a lot of opportunities for me," Hill said. "I've learned all the methodology and work that takes place behind the scenes. Working with BG has taught me that everything in life consists of a method and I must remain focused and determined to be a leader." He hopes to be able to help out other youth in the community in the future.



Former Scott Homes residents Brenda Lane and Terrence Hill (holding certificates) are shown with MDHA's Alphonso K. Brewster and H.J. Russell & Company's Paul Perdue and Michael Russell.



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